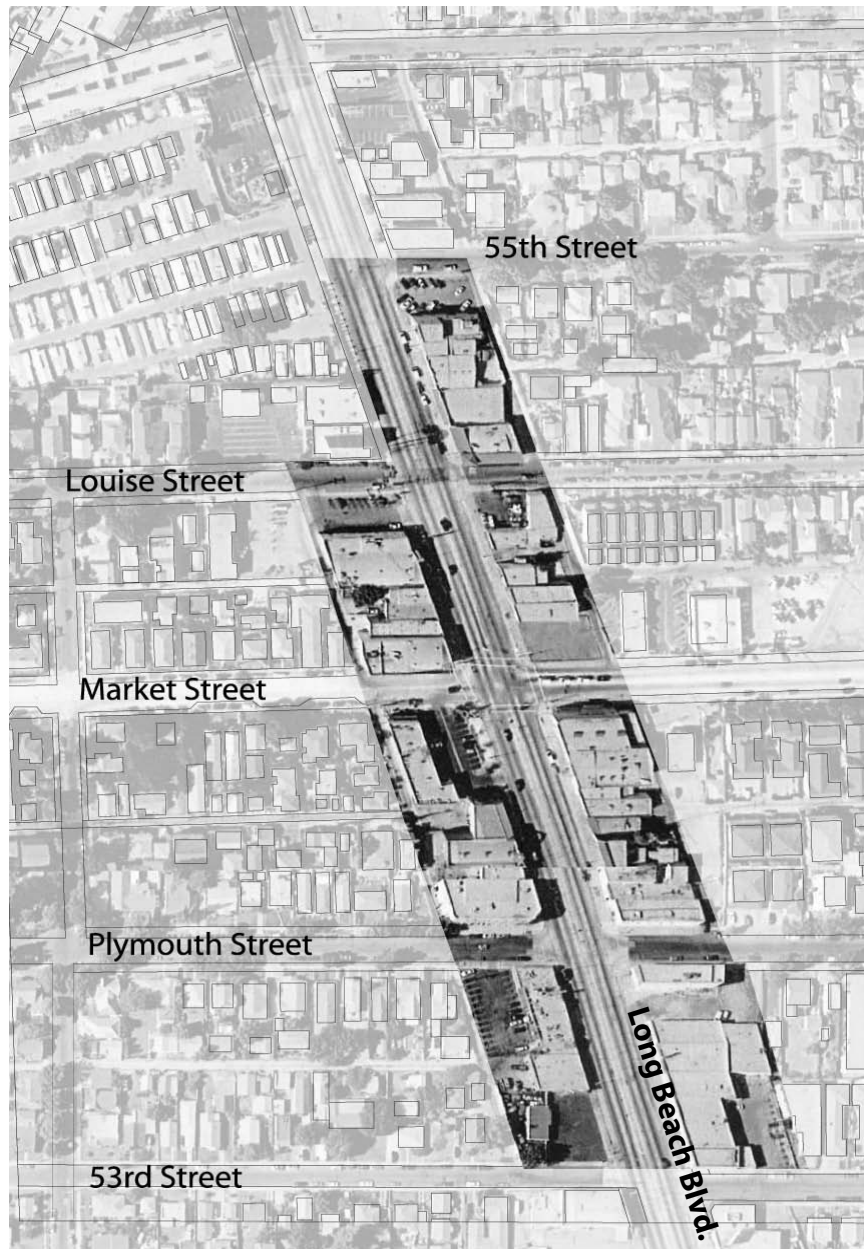


3

H I S T O R I C N O D E

3.1 URBAN DESIGN ANALYSIS/ SITE OBSERVATIONS



the site area

The Historic Node is a seven block area that stretches along Long Beach Boulevard between 53rd and 55th Streets. The Node is located on either side of Long Beach Boulevard with the Market Street intersection at the heart of the district. The area, in general, is comprised of single storied buildings with a few larger two storied historic structures.



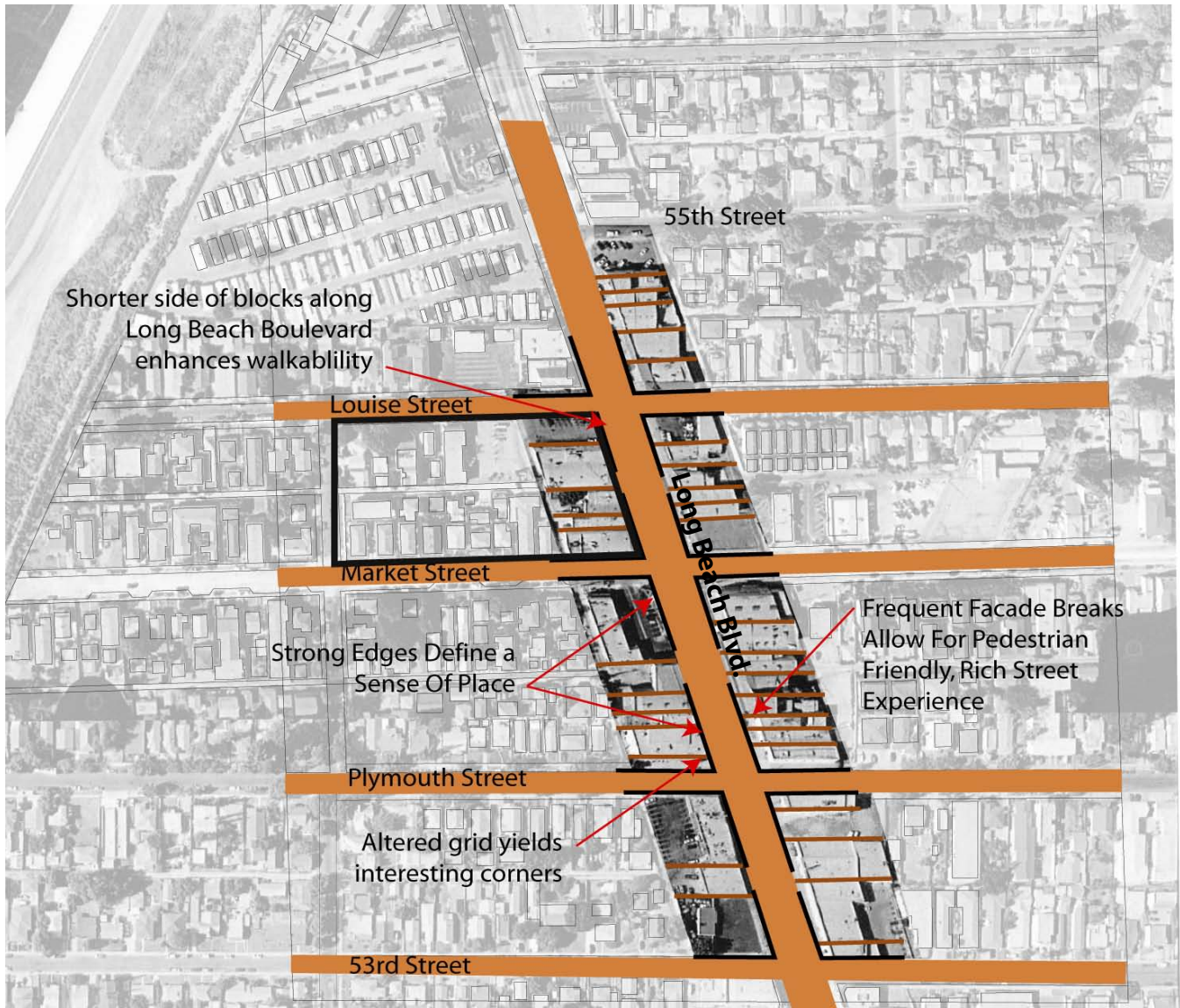
plan with building footprints

The building footprint diagram shows buildings perpendicular to the street with their shorter facades facing Long Beach Boulevard, while the surrounding building fabric of largely single-family homes responds to the grid of cross streets. The buildings along Long Beach Boulevard are larger than the surrounding neighborhoods and provide a density along the edge. There is a stronger structure of historic buildings that have a greater mass and size.



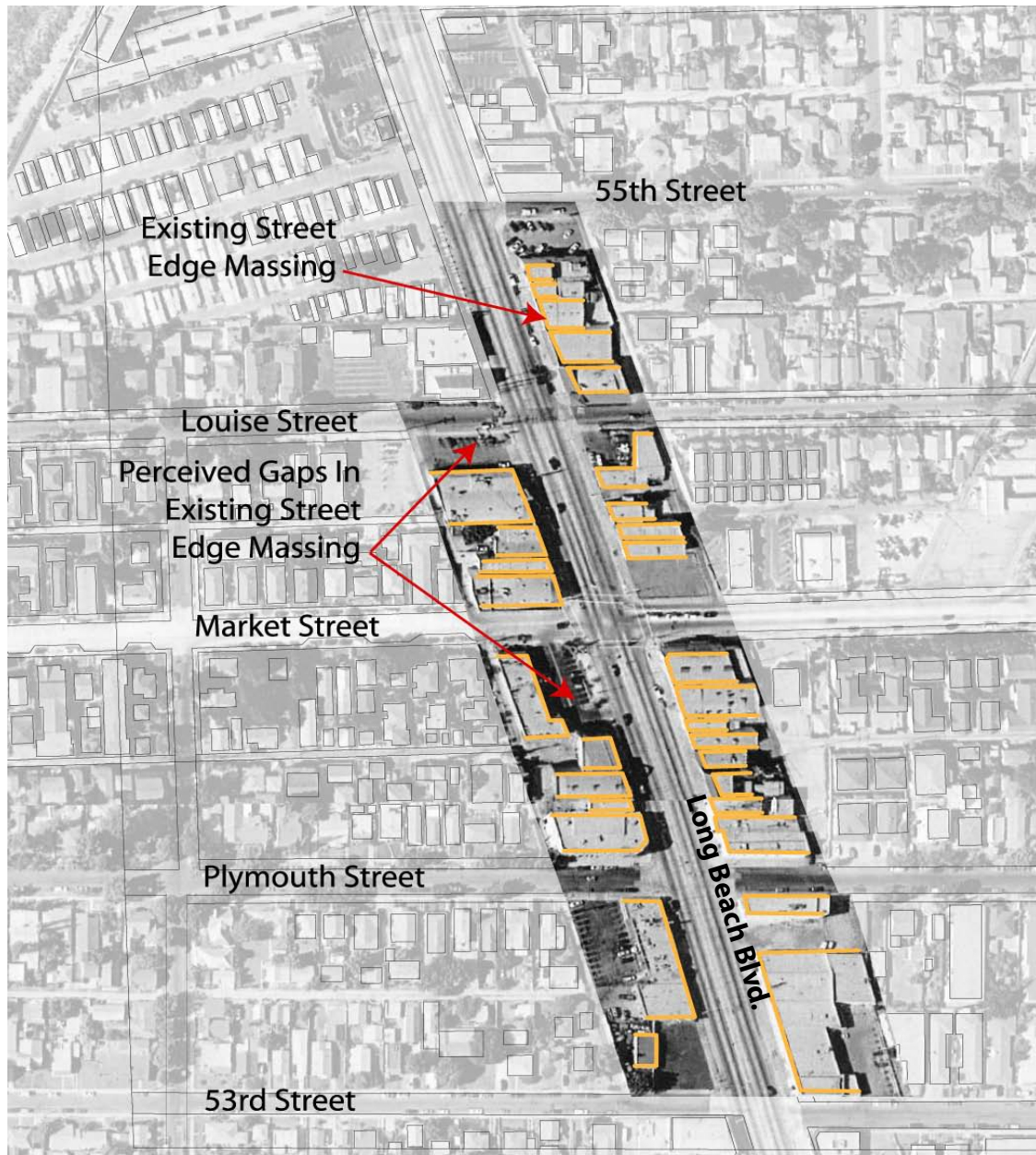
land uses

The Historic Node has a number of fringe retail uses, mixed in with convenience stores and some restaurants. A large number of the shops support the needs of the nearby residents. Community uses include a number of storefront churches.



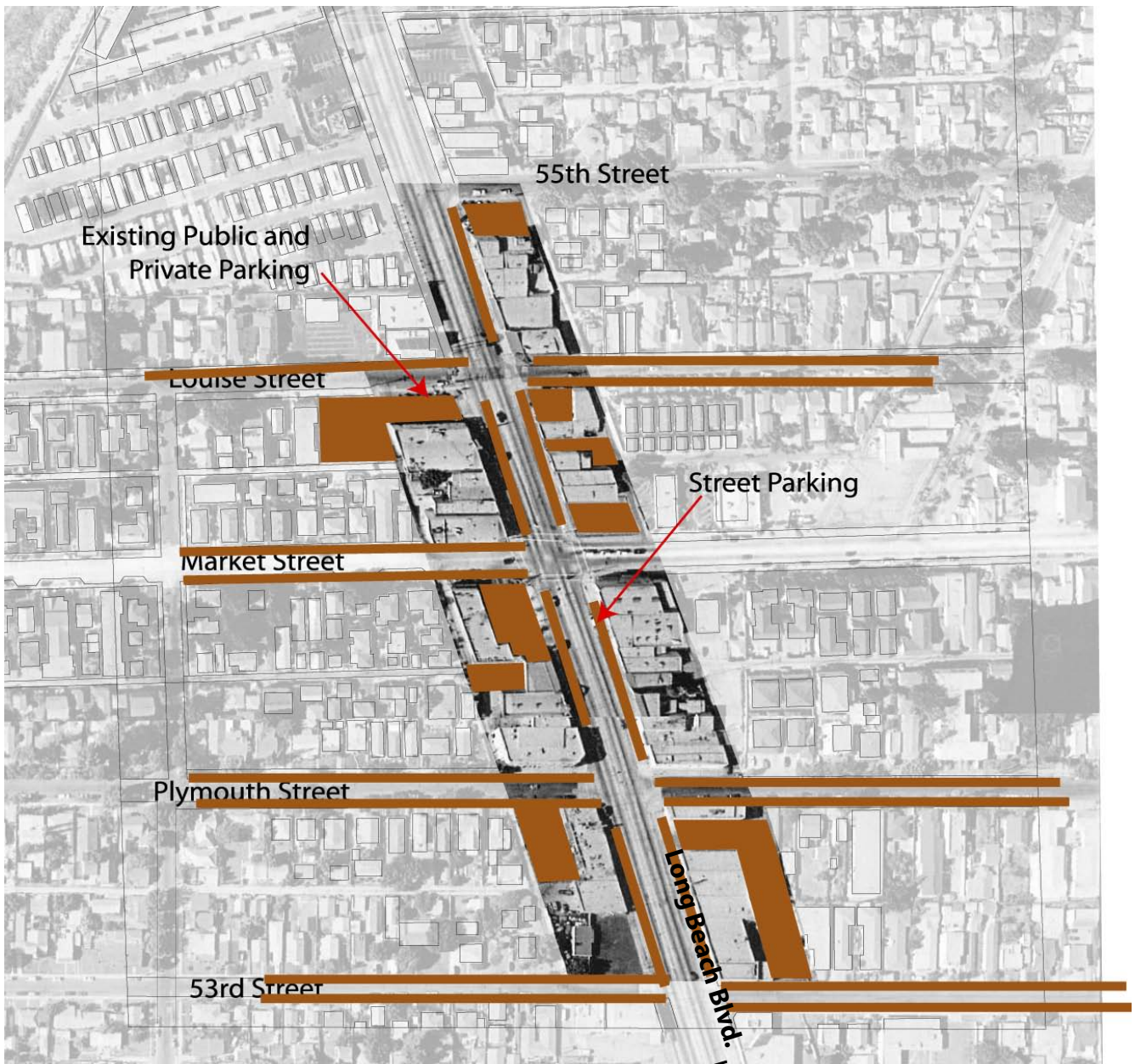
streets, scale & walkability

The street pattern in the Historic Node is non-rectilinear because of the angular orientation of Long Beach Boulevard. Having the shorter side of the blocks face Long Beach Boulevard enhances walkability along the Node, as the time it takes to traverse every block is reduced. The frequent facade breaks within each of the short blocks yields a smaller scale of buildings along the street. A variety of facades helps sustain visual interest, which creates a more pleasant walking experience.



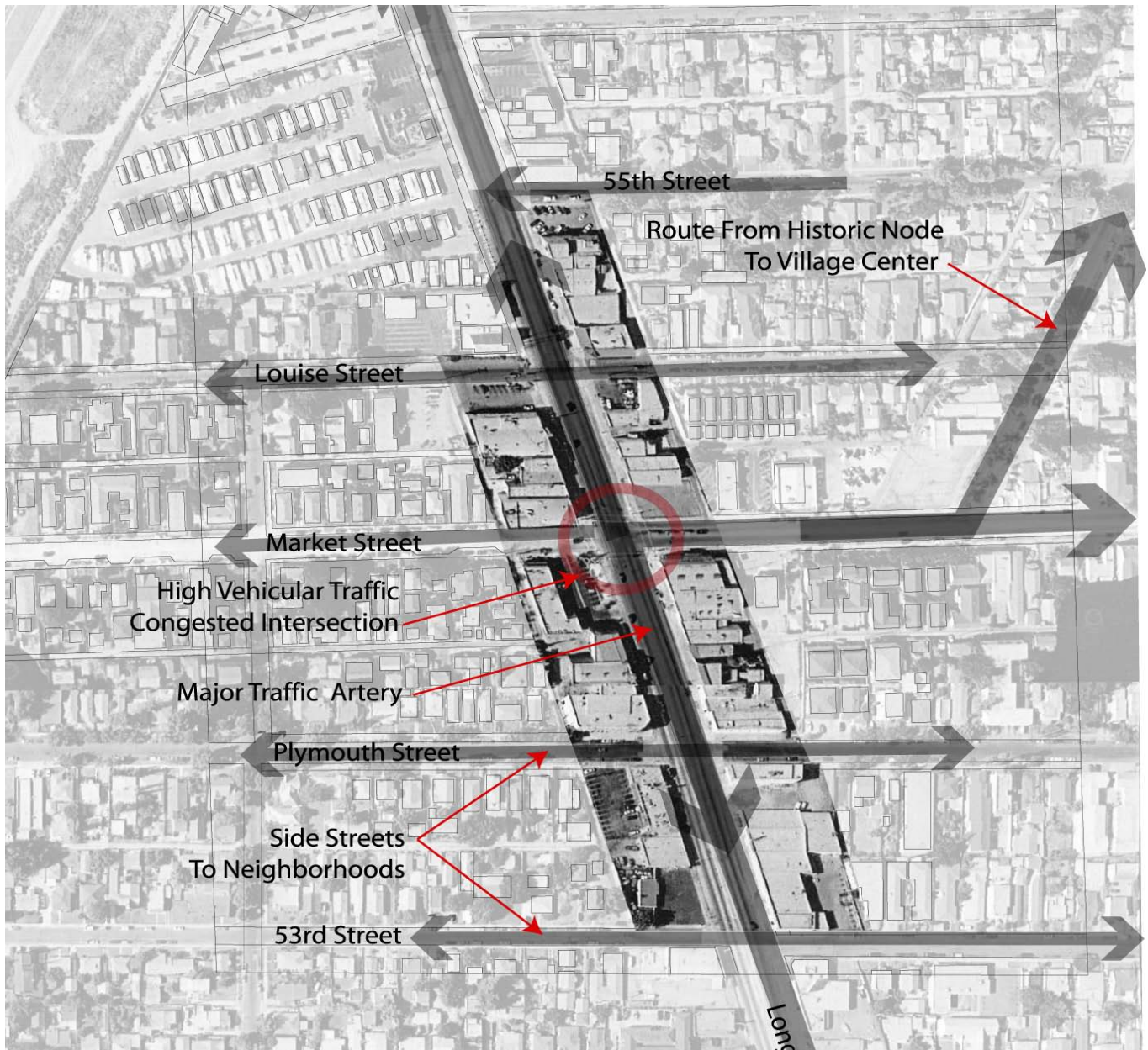
street edge condition

The street edge along Long Beach Boulevard that is part of the Historic Node is continuous in parts only. Gaps in street edge massing are a result of undeveloped or underutilized sites, or setbacks that are a result of incongruous development. A number of these gaps are parking opportunities for the Node, while others may be potential redevelopment sites.



parking

At present, there is a provision for street parking along Long Beach Boulevard. Some businesses have setbacks along Long Beach Boulevard within which they have accommodated parking, while others have parking tucked behind. Consolidated parking lots within blocks are scattered and currently inadequate.



vehicular circulation

Long Beach Boulevard is a four-lane road that is a major north south corridor. It has a high volume of vehicular traffic. The intersection of Market Street and Long Beach Boulevard is a major point of confluence and is often congested. Streets perpendicular to Long Beach Boulevard are neighborhood streets that connect the surrounding areas to the Historic Node. Parallel to Long Beach Boulevard is a system of alleys that can potentially function as service lanes and/or pedestrian connections to the Node.



historical significance

Some of the buildings within the Historic Node have historic significance, both because of their uses when they were first constructed and because of distinctive original architectural features.